

# YUBA COUNTY ECONOMIC FORECAST

Yuba County, located in the Northern Sacramento Valley is home to Beale Air Force Base, which is home to more than 4,000 military personnel. The county was named after the Yuba River by Captain John Sutter for the Native American village Yubu near the confluence of the Yuba and Feather rivers. Yuba County has a population of 73,025 people and 15,973 wage and salary jobs. The per capita income in Yuba County is \$25,835, and the average salary per worker is \$63,723.

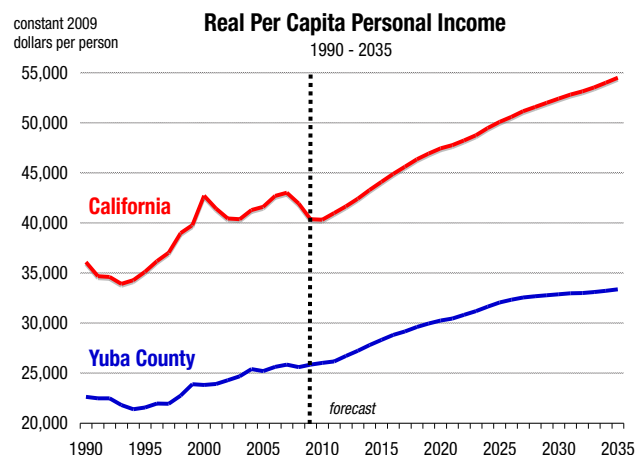
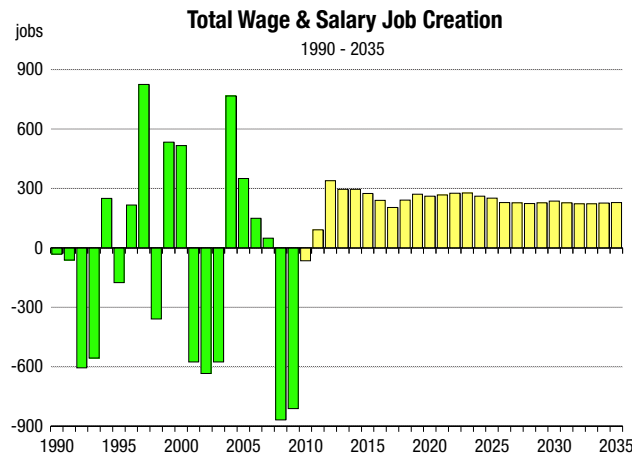
Employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter Counties) fell at a rate of -4.9 percent during 2009, the worst employment loss on record. In 2009, an estimated 810 total wage and salary jobs were lost in Yuba County, implying a growth rate of -4.8 percent. Non-farm employment fell by 4.9 percent. Farm employment declined 3.7 percent. The unemployment rate increased to 18.1 percent in 2009.

The only sector to create jobs during 2009 was transportation, which grew by 15 workers, or 2.5 percent. Government employment, which accounts for 41 percent of all employment in Yuba County, lost 410 jobs during 2009. The remaining job losses were spread across all sectors of the economy, with no other sector losing over 100 jobs.

Between 2008 and 2009, population grew at a rate of 0.7 percent in Yuba County. Nearly 78 percent of the population resides in unincorporated Yuba. The largest city in the county, Marysville, grew by 0.9 percent between January 2008 and January 2009. There were an estimated 312 net out migrants leaving the county in 2009.

## FORECAST HIGHLIGHTS

- Job growth is forecast to remain negative in 2010, with employment contracting another 0.4 percent. Job growth is expected average 1.6 percent per year between 2010 and 2015. Non-farm job growth averages 1.7 percent while farm employment is expected to average -0.3 percent over the same period.
- Average salaries adjusted for inflation are currently above the California state average and will remain so over the forecast period. Inflation adjusted salaries are expected to rise an average of 0.8 percent per year between 2010 and 2015.
- The government, healthcare and education, and professional services labor markets will create the most jobs over the 2010 to 2015 period. These sectors account for 65 percent of the jobs created in the county. The financial activities sector is the only non-farm sector expected to lose jobs over the same period.

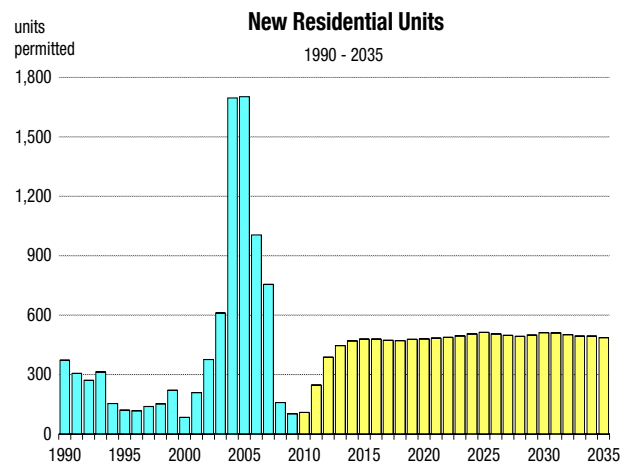
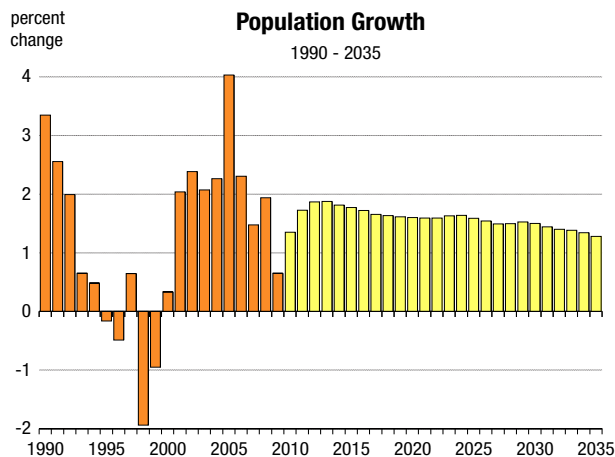


- The population in the county will continue to grow steadily. Annual growth in the 2010 to 2015 period averages 1.8 percent per year.
- Net migration will turn positive in 2010, with an estimated 195 persons entering the county. Over the next five years net migration is expected to average 530 net migrants per year.
- Real per capita income is forecast to rise 0.7 percent in 2010. From 2010 to 2015, real per capita incomes are expected to increase an average of 1.7 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase an average of 1.4 percent per year between 2010 and 2015.
- Industrial production is forecast to increase 0.3 percent in 2010. From 2010 to 2105 the growth rate of industrial production averages 3.3 percent per year. During this period farm production is forecast to decline by an average of 0.2 percent per year. The principle crop in the county is rice.

# Yuba County Economic Forecast

## 2002-2009 History, 2010-2035 Forecast

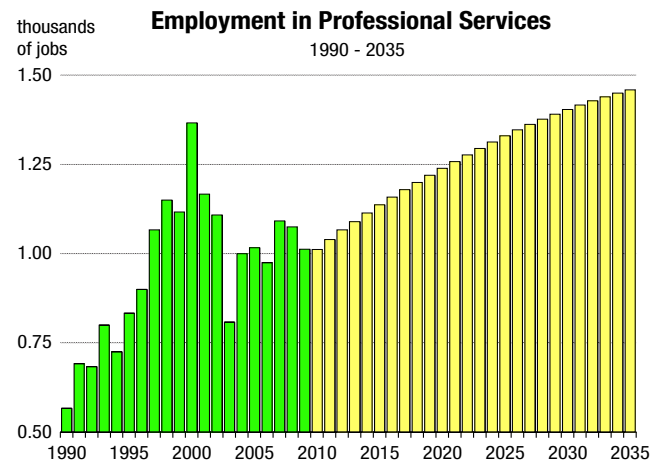
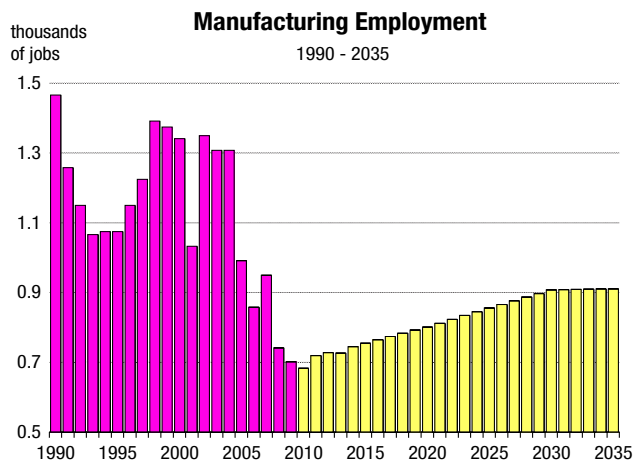
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2002	63,127	989	57.3	20.6	376	\$0.39	\$1.32	\$24,287	1.6	161.9	229.1	9.9
2003	64,437	639	57.3	20.9	611	\$0.44	\$1.39	\$24,675	1.8	176.7	242.7	10.8
2004	65,896	846	61.7	21.2	1,697	\$0.52	\$1.48	\$25,390	1.2	153.0	256.3	9.7
2005	68,553	1,970	64.4	22.0	1,703	\$0.57	\$1.56	\$25,189	2.0	151.7	230.5	9.1
2006	70,134	799	67.3	22.9	1,006	\$0.56	\$1.67	\$25,607	3.2	175.2	244.1	8.8
2007	71,171	215	67.5	23.6	756	\$0.54	\$1.77	\$25,839	3.4	159.2	296.5	9.3
2008	72,553	585	66.8	24.3	159	\$0.51	\$1.84	\$25,588	3.0	182.8	281.0	12.0
2009	73,025	-312	66.2	24.5	103	\$0.50	\$1.89	\$25,835	0.8	180.4	278.8	18.1
2010	74,012	195	65.0	24.9	109	\$0.52	\$1.97	\$26,019	2.1	182.3	279.7	18.3
2011	75,291	463	65.9	25.0	248	\$0.55	\$2.06	\$26,166	2.4	183.7	285.8	16.5
2012	76,700	568	67.0	25.3	388	\$0.57	\$2.19	\$26,700	2.1	183.3	295.6	14.0
2013	78,142	576	67.8	25.6	447	\$0.59	\$2.32	\$27,231	2.2	182.7	304.0	12.8
2014	79,561	529	68.6	26.0	471	\$0.61	\$2.46	\$27,791	2.2	181.9	315.4	11.5
2015	80,974	499	69.3	26.5	480	\$0.62	\$2.61	\$28,313	2.2	180.3	329.0	10.8
2016	82,370	461	70.0	26.9	480	\$0.64	\$2.76	\$28,815	2.2	180.9	342.5	10.4
2017	83,736	408	70.6	27.3	473	\$0.65	\$2.91	\$29,166	2.2	181.0	356.8	10.1
2018	85,107	391	71.3	27.8	472	\$0.66	\$3.06	\$29,598	2.2	181.0	371.2	9.9
2019	86,481	376	72.0	28.2	479	\$0.68	\$3.22	\$29,947	2.2	181.4	386.6	9.4
2020	87,868	371	72.7	28.7	481	\$0.69	\$3.37	\$30,237	2.1	179.6	407.6	9.3
2021	89,268	370	73.5	29.1	485	\$0.71	\$3.53	\$30,438	2.5	177.9	424.9	9.1
2022	90,693	385	74.4	29.5	489	\$0.73	\$3.73	\$30,809	2.6	179.5	442.0	8.9
2023	92,173	430	75.4	30.0	496	\$0.75	\$3.93	\$31,184	2.5	180.4	459.5	8.7
2024	93,686	457	76.2	30.4	506	\$0.76	\$4.15	\$31,642	2.4	181.3	478.0	8.6
2025	95,178	429	77.0	30.9	513	\$0.78	\$4.38	\$32,062	2.5	181.6	497.3	8.4
2026	96,646	398	77.8	31.4	506	\$0.80	\$4.60	\$32,321	2.5	181.1	517.1	8.4
2027	98,090	367	78.5	31.8	499	\$0.82	\$4.82	\$32,554	2.6	180.4	537.7	8.3
2028	99,560	386	79.3	32.3	493	\$0.84	\$5.05	\$32,678	2.8	180.6	558.8	8.2
2029	101,082	432	80.2	32.8	499	\$0.87	\$5.28	\$32,767	2.7	180.4	580.5	8.1
2030	102,600	422	80.9	33.2	513	\$0.89	\$5.52	\$32,869	2.7	178.5	603.3	8.0
2031	104,082	379	81.6	33.7	511	\$0.91	\$5.76	\$32,960	2.7	177.1	625.2	7.9
2032	105,541	349	82.3	34.2	502	\$0.94	\$6.01	\$33,007	2.7	179.7	647.7	8.0
2033	107,002	345	83.1	34.6	495	\$0.96	\$6.27	\$33,101	2.7	181.2	671.0	8.0
2034	108,442	318	83.8	35.1	494	\$0.99	\$6.55	\$33,219	2.7	181.9	695.0	8.1
2035	109,831	261	84.5	35.5	487	\$1.01	\$6.84	\$33,367	2.7	181.0	719.7	8.1

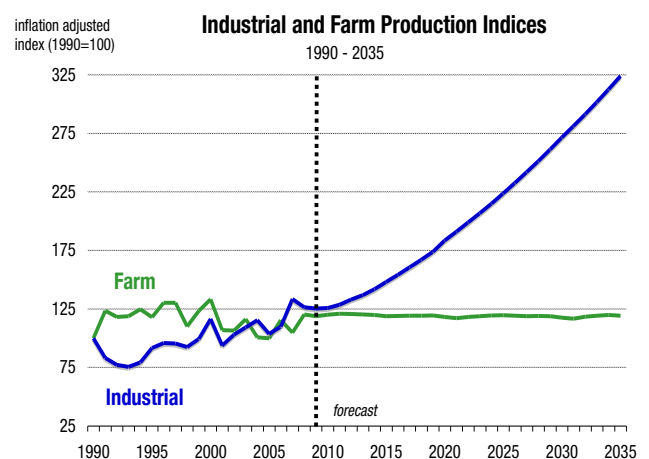
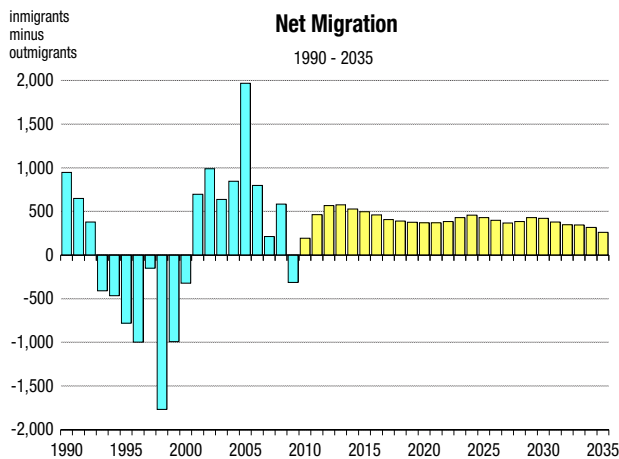
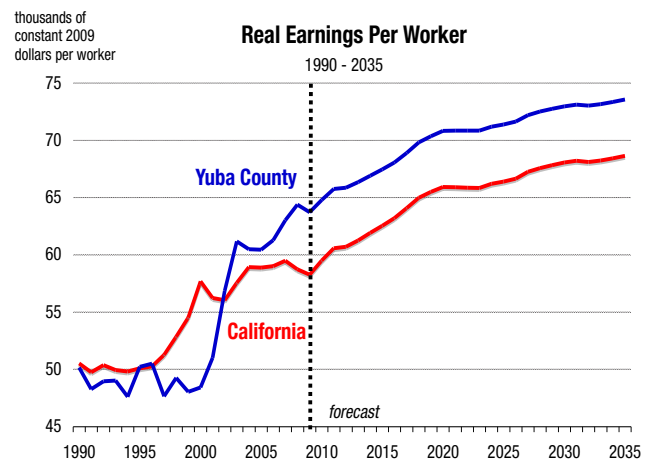
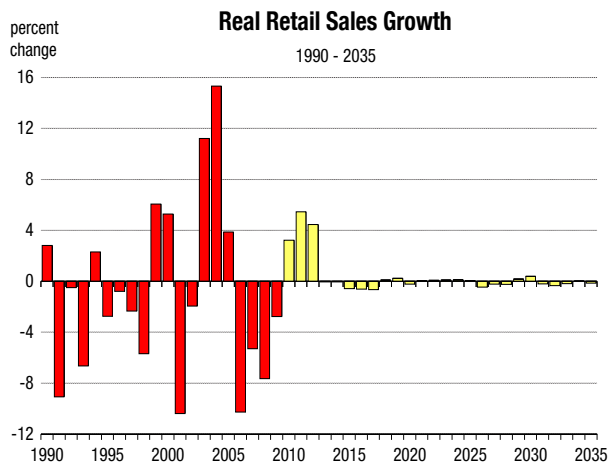


# Yuba County Employment Forecast

## 2002-2009 History, 2010-2035 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2002	16.9	1.13	0.65	1.35	0.44	1.57	0.30	1.11	0.10	1.73	1.27	6.67
2003	16.3	1.21	0.83	1.31	0.46	1.45	0.36	0.81	0.12	1.74	1.14	6.31
2004	17.1	1.13	0.97	1.31	0.51	1.53	0.46	1.00	0.20	1.76	1.15	6.41
2005	17.5	1.18	0.83	0.99	0.55	1.66	0.43	1.02	0.20	1.83	1.22	6.98
2006	17.6	1.20	0.95	0.86	0.55	1.68	0.37	0.98	0.23	1.73	1.26	7.34
2007	17.7	1.20	0.76	0.95	0.57	1.61	0.35	1.09	0.23	1.92	1.17	7.24
2008	16.8	1.03	0.68	0.74	0.58	1.52	0.33	1.08	0.26	1.93	1.20	6.92
2009	16.0	1.00	0.60	0.70	0.60	1.43	0.29	1.01	0.23	1.91	1.19	6.50
2010	15.9	0.99	0.60	0.68	0.61	1.40	0.29	1.01	0.23	1.93	1.21	6.40
2011	16.0	0.97	0.61	0.72	0.63	1.40	0.28	1.04	0.24	1.96	1.23	6.34
2012	16.3	0.97	0.64	0.73	0.65	1.42	0.28	1.07	0.24	2.00	1.24	6.51
2013	16.6	0.97	0.65	0.73	0.67	1.44	0.28	1.09	0.24	2.04	1.25	6.66
2014	16.9	0.97	0.66	0.75	0.69	1.45	0.28	1.11	0.24	2.07	1.26	6.80
2015	17.2	0.97	0.67	0.75	0.71	1.45	0.28	1.14	0.24	2.11	1.27	6.94
2016	17.4	0.97	0.68	0.77	0.73	1.45	0.28	1.16	0.24	2.14	1.28	7.05
2017	17.7	0.95	0.68	0.77	0.75	1.45	0.28	1.18	0.24	2.17	1.29	7.16
2018	17.9	0.91	0.68	0.78	0.77	1.45	0.28	1.20	0.24	2.21	1.30	7.31
2019	18.2	0.87	0.68	0.79	0.79	1.45	0.28	1.22	0.25	2.26	1.31	7.49
2020	18.4	0.84	0.68	0.80	0.81	1.45	0.28	1.24	0.25	2.30	1.32	7.66
2021	18.7	0.82	0.68	0.81	0.84	1.44	0.29	1.26	0.25	2.36	1.34	7.79
2022	19.0	0.81	0.69	0.82	0.86	1.44	0.29	1.28	0.25	2.43	1.34	7.92
2023	19.2	0.81	0.69	0.83	0.88	1.44	0.29	1.30	0.25	2.50	1.35	8.05
2024	19.5	0.80	0.69	0.85	0.91	1.44	0.29	1.31	0.25	2.56	1.36	8.16
2025	19.8	0.80	0.69	0.86	0.93	1.45	0.29	1.33	0.25	2.61	1.37	8.26
2026	20.0	0.80	0.69	0.87	0.95	1.44	0.29	1.35	0.25	2.66	1.38	8.35
2027	20.2	0.80	0.69	0.88	0.96	1.44	0.29	1.36	0.25	2.71	1.39	8.45
2028	20.4	0.80	0.69	0.89	0.98	1.44	0.30	1.38	0.26	2.76	1.40	8.55
2029	20.7	0.80	0.69	0.90	1.00	1.44	0.30	1.39	0.26	2.81	1.41	8.65
2030	20.9	0.81	0.69	0.91	1.02	1.44	0.30	1.40	0.26	2.86	1.41	8.75
2031	21.1	0.82	0.69	0.91	1.03	1.44	0.30	1.42	0.26	2.91	1.42	8.86
2032	21.4	0.82	0.69	0.91	1.05	1.43	0.30	1.43	0.26	2.96	1.42	8.96
2033	21.6	0.82	0.69	0.91	1.07	1.43	0.30	1.44	0.27	3.01	1.43	9.07
2034	21.8	0.82	0.69	0.91	1.09	1.43	0.31	1.45	0.27	3.06	1.43	9.18
2035	22.0	0.82	0.69	0.91	1.11	1.43	0.31	1.46	0.27	3.11	1.44	9.29





## County Economic and Demographic Indicators

### Projected Economic Growth (2010-2015)

Expected retail sales growth:	9.5%
Expected job growth:	8.2%
Fastest growing jobs sector:	Transportation, Warehousing, Utilities
Expected personal income growth:	19.1%

Expected population growth:	9.4%
Net migration to account for:	40.6%
Expected growth in number of vehicles:	6.6%

### Demographics (2009)

Unemployment rate (December)	18.8%
County Rank* in California (58 counties):	52nd
Working age (16-64) population:	64.2%

Population with B.A. Degree or higher:	10.0%
Median Home Selling Price:	\$147,993
Median Household Income:	\$42,824

### Quality of Life

Violent Crime rate (2008):	494 per 100,000 persons
County Rank* in California (58 counties):	39th
Average Commute Time to work (2009):	28.5 minutes

High School drop out rate (2008):	32.5%
Households at/below poverty line:	17.0%

\* The county ranked 1st corresponds to the lowest rate in California